

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		RIDGE ST, ARLINGTON

OWNERSHIP

Owner 1:	STAVIS HILLEL/TR &		
Owner 2:	FRIEDMAN DONNA T/TR OF THE		
Owner 3:	75 RIDGE STREET REALTY TRUST		
Street 1:	75 RIDGE STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	STAVIS HILLEL -		
Owner 2:	FRIEDMAN DONNA T -		
Street 1:	75 RIDGE STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .168 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 3143 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.16795	Total SF/SM:	7316	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON		Total:	447,634	Spl Credit		Total:	447,600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON**APPRAISED:**

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

926,800

926,800

926,800



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	46042	
	Prior Id # 2:		
	Prior Id # 3:		
	Prior Id # 1:		
	Prior Id # 2:		
	Prior Id # 3:		
	Prior Id # 1:		
6	Prior Id # 2:		
	Prior Id # 3:		
	ASR Map:		
	Fact Dist:		
	Reval Dist:		
	Year:		
	LandReason:		
	BldReason:		
	CivilDistrict:		
	Ratio:		

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2015	Permit Insp	PC	PHIL C
1/5/2009	Meas/Inspect	163	PATRIOT
2/10/2005	Permit Visit	BR	B Rossignol
11/3/1999	Mailer Sent		
10/13/1999	Measured	243	PATRIOT
5/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ /

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7316.000	479,200		447,600	926,800		46042
							GIS Ref
							GIS Ref
Total Card	0.168	479,200		447,600	926,800	Entered Lot Size	GIS Ref
Total Parcel	0.168	479,200		447,600	926,800	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		294.92	/Parcel: 294.92	Land Unit Type:	01/05/00

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	479,200	0	7,316.	447,600	926,800		Year end	12/23/2021	PRINT	
2021	101	FV	464,400	0	7,316.	447,600	912,000		Year End Roll	12/10/2020	Date	Time
2020	101	FV	464,400	0	7,316.	447,600	912,000	912,000	Year End Roll	12/18/2019	12/30/21	03:21:51
2019	101	FV	346,300	0	7,316.	415,700	762,000	762,000	Year End Roll	1/3/2019	LAST REV	
2018	101	FV	346,300	0	7,316.	415,700	762,000	762,000	Year End Roll	12/20/2017	Date	Time
2017	101	FV	346,300	0	7,316.	364,500	710,800	710,800	Year End Roll	1/3/2017	05/12/16	16:58:3
2016	101	FV	346,300	0	7,316.	332,500	678,800	678,800	Year End	1/4/2016	mmcmakin	
2015	101	FV	337,700	0	7,316.	294,200	631,900	631,900	Year End Roll	12/11/2014		

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

Total AC/HA:	0.16795	Total SF/SM:	7316	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON		Total:	447,634	Spl Credit		Total:	447,600
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